

DATE: January 11, 2019

TO: Robert Kerns, Division Chief
Department of Planning and Zoning

FROM: Dirk Geratz, Principal Planner
Abigail Harwell, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-00106
Administrative Review for New Use
Site Use: Interim Surface Parking Lot
Applicant: WMATA
Location: 2601 Main Line Boulevard
Zone: CDD #10/Coordinated Development District #10

Request

Special Use Permit #2018-00106 is a request to operate a temporary 250-space graveled surface parking lot and limited staging area at 2601 Main Line Boulevard. This request is being made by the Washington Metropolitan Area Transit Authority (WMATA) for use during construction of the recently approved Potomac Yard Metrorail Station. The approximately 186,810-square foot site, which is known as Landbay H in Potomac Yard is located between Maskell Street and Swann Avenue. The SUP is required pursuant to condition #11D of CDD#10 which states "Surface parking lots may be permitted on an interim basis on land that has yet to be developed." The interim surface lot will be used primarily for construction worker parking but will also allow for limited staging of materials and for temporary use of construction office trailers.

Background

City Council approved Development Special Use Permit #2007-0022 in January 2009 for the development of multiple parcels in Potomac Yard. In November 2010, City Council approved several amendments, including a Master Plan Amendment (MPA2010-0004) and a CDD Concept Plan Amendment (CDD#2010-0001), in order to better coordinate land uses and density that were approved in May 2010 as part of the Potomac Yard/Potomac Green Small Area Plan. That approval allowed for the future consideration of interim parking lots. Condition #11D of the CDD/Master Plan Amendments allowed for the future approval of the interim parking lots by Administrative SUP.

City Council approved Development Special Use Permit #2016-0004 in June 2016 for the Metrorail Station, with amendments to the station approved in December 2018. A condition of approval for the Metrorail Station requires that off-site parking be provided for all construction workers, with a bus to provide access to and from the construction site.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Del Ray Citizens Association, North Ridge Citizens Association, Rosemont

Citizens Association, and Arlandria Civic Association were sent an e-mail with information about the current application. Staff has received comments from two member of the public regarding this request.

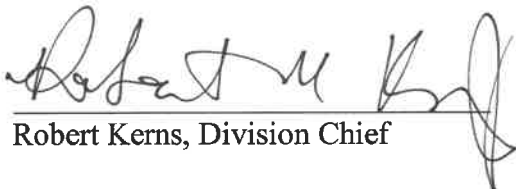
Staff Action

Staff does not object to the applicant's proposal to provide an interim surface parking lot for construction workers in conjunction with the development of the Potomac Yard Metrorail Station. The interim use of the land as a parking lot was specifically anticipated, and made eligible for Administrative SUP approval, through condition language of the approved 2010 CDD and Master Plan Amendments. The parking lot is a reasonable interim use that will provide off-street construction worker parking, limited staging of materials, and temporary use of construction office trailers in close proximity to the Metrorail Station construction site. Conditions of approval will require an asphalt walkway and fencing with screening around the perimeter of the site, which will address access for pedestrians and will help to protect the site in addition to minimizing the appearance from adjacent streets. While the applicant is requesting the parking lot hours from 7:00 am to 6:00 pm, Monday through Friday, and 9:00 am to 6:00 pm on Saturdays to coincide with permitted City construction hours, a condition has been added allowing extended hours of the construction trailer offices to operate until 8:00 pm. As the use of the land for interim parking is specifically tied to the construction of the Metrorail Station, the use would expire upon completion of the station.

Staff hereby approved the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARMENT OF PLANNING AND ZONING

Date: January 11, 2019
Action: Approved



Robert Kerns, Division Chief

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Public Comments
4) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2018-00106

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The property may be used only for a temporary period during the construction of the Potomac Yard Metrorail Station. Uses of the property are limited to construction related activities such as construction worker parking, construction trailers and limited staging, to the satisfaction of the Directors of DPI and P&Z.
2. An asphalt walkway shall be provided around the perimeter of the site for pedestrian use.
3. A security and screening fence shall be provided around the perimeter of the site. The fence shall be a minimum six (6) feet in height and shall provide a visual barrier into the lot from the adjoining streets, to the satisfaction of the Directors of DPI and P&Z.
4. Trash cans shall be provided onsite and regularly emptied. The parking area as well as the adjacent sidewalks and streets shall be regularly cleaned and inspected for debris and trash.
5. Entrance in and out of the lot shall be provided using the existing curb cut on Potomac Avenue and a new curb cut on Main Line Boulevard. Security gates shall be provided to restrict access onto the property. Shuttle bus pick up and drop off shall occur onsite, and not occur in the public right-of-way.
6. Any security lighting shall be directed away from adjacent residential properties.
7. A site layout of the of the temporary parking lot shall be provided and shall include location of fencing, entry points to the site, and general depiction of what and where various activities on the site will take place, to the satisfaction of the Directors of DPI, T&ES and P&Z.
8. If the land disturbance is less than 2,500 square feet, the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading (T&ES)
9. Applicant shall be responsible for repairs to all adjacent public and private properties if damaged during the temporary use of this property through this approval. (T&ES)
10. It is the responsibility of the applicant to be aware of any and all existing easements which may be impacted by the temporary use. (T&ES)
11. The area in this SUP must be covered by the Stormwater Pollution Prevention Plans (SWPPP) and Virginia Pollutant Discharge Elimination System (VPDES) Construction general permit as an offsite support activity. The SWPPP must be submitted and approved prior to parking use. (SWM)

12. The entire site shall be restored to the original turf condition at the completion of the temporary use. (SWM)
13. Parked vehicles shall not idle for more than ten (10) minutes at any time in the temporary parking area. (OEQ)
14. The temporary office trailers are permitted for extended use until 8:00 pm, Monday through Friday.

CITY DEPARTMENT COMMENTS

Legend: C – code requirement R – recommendation S – suggestions F – finding

Transportation & Environmental Services:

- C-1: A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (Sec. 5-6-224)
- C-2: New curb cuts require separate approval from the City. (Sec. 5-2-14)
- C-3: Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361)
- C-4: The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

Real Estate Assessments

No comments.

Archeology

No comments.

Fire Department:

No comments.

Abigail Harwell

From: Ann <annshack@earthlink.net>
Sent: Thursday, December 20, 2018 11:55 AM
To: Abigail Harwell
Subject: Metro paving

Good morning.

I hope that the City will be vigilant in ensuring the roads around this area are safe and kept free of debris. I personally have experienced several flat tires on first street and n Pitt street because no one is making sure the construction debris is cleaned up and no one has ensured that the holes in the pavement which are. It within the fenced area are safe for everyone.

Let's not have more of these incidents or others like what is happening down on S Union St because Emilio can't be everywhere. We taxpayers should not be suffering additional results from hazards that the City has allowed.

Ann Shack
Tobacco Quay

Ann Shack

Please excuse the typos
Sent from my iPad

Abigail Harwell

From: Mila Yochum <mila.yochum@gmail.com>
Sent: Friday, December 28, 2018 8:51 AM
To: Abigail Harwell
Subject: Special Use Permit #2018-00106: 2601 Mainline Blvd.

Hi Abigail,

I saw the notice about the application mentioned above and wanted to start the conversation on some of the conditions we would like to see in order to fully support the application. We had some early conversations with Mark Jinks, Emily Baker and Mitch Bernstein about the lot. I'm happy to jump on the phone to discuss but here are some of the items since the use will be a number of years:

- Completely closed and aesthetically nice fence around the entire lot (no wire fence with plastic or fabric coverings)
- Secured entrance/exit so no one uses it in the evening.
- The fence should be a minimum of 6 feet to block the view of the cars or large vehicles that would be parked there.
- Paved level sidewalks (concrete would be great with the pavers on the Swann Avenue side to make it look like the current community) around the entire property. I've seen women with strollers using the road because there are no sidewalks.
- Entrance on Potomac Avenue with the existing curb cutout and removal of parking space to navigate the turns of larger vehicles if needed.
- Construction materials must not be stored on site. Storage must be short term and limited to no more than three days. A security guard must be on site if materials stored may be of value (i.e. copper wire, etc.) or have high theft rate.
- Shuttle pick-up must occur in the lot (not on Potomac Avenue or surrounding streets to disrupt traffic.)
- Trash cans around and in the lot must be maintained and routinely emptied and lot must be cleaned.
- Lighting within the parking lot must be limited and be on during the hours of operations.
- Install lighting/lamps consistent with the community around the improved sidewalks.

I'm happy to discuss if you have questions.

Thank you and happy new year.

Mila Yochum
President, Potomac Yard Civic Association
412-973-2526

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0106. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the interim parking lot at 2601 Mail Line Boulevard.

A handwritten signature in black ink, appearing to read "Fred Robertson III", written over a horizontal line.

Applicant – Signature

2/11/2019

Date

Fred Robertson III

Applicant - Printed